

076.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

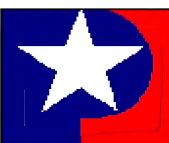
843,400 / 843,400

USE VALUE:

843,400 / 843,400

ASSESSED:

843,400 / 843,400

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
55		COLUMBIA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BIANCO JOSEPH JR & SANDRA	
Owner 2:	
Owner 3:	
Street 1: 55 COLUMBIA ROAD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER
Owner 1: NICOLORA VINCENT -
Owner 2: -
Street 1: 55 COLUMBIA ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1973, having primarily Vinyl Exterior and 2681 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
2/22/2017 170 Redo Kit 22,200 O
6/18/2002 464 Re-Roof 6,000 C

ACTIVITY INFORMATION
Date Result By Name
9/10/2018 MEAS&NOTICE BS Barbara S
6/2/2009 Measured 189 PATRIOT
3/28/2009 Meas/Inspect 345 PATRIOT
4/8/2000 Inspected 264 PATRIOT
11/8/1999 Mailer Sent
10/15/1999 Measured 266 PATRIOT
10/1/1991 PM Peter M

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
101 One Family 10484 Sq. Ft. Site 0 70. 0.70 12

514,164	514,200
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Total AC/Ha: 0.24068	Total SF/SM: 10484	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 514,164	Spl Credit	Total: 514,200
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Average			OF-SINK IN BMT	SCUTTLE.								
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix: 1	Rating: Fair												
Roof Struct: 3 - Gambrel				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 2	Rating: Average			Other									
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1973	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G4	Fact: .			Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION				Phys Cond: AV - Average	28. %			Interior:	1	6	3	M					
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 1 - Drywall				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 4 - Carpet				Total:	28.1 %			Electric:									
Sec Floors: 3 - Hardwood	20 %			CALC SUMMARY				Heating:									
Bsmnt Flr: 5 - Lino/Vinyl				Basic \$ / SQ: 130.00				General:									
Subfloor:				Size Adj.: 1.20502687				Totals	1	6	3						
Bsmnt Gar:				Const Adj.: 0.98166740													
Electric: 3 - Typical				Adj \$ / SQ: 153.782													
Insulation: 2 - Typical				Other Features: 88800													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 3 - Electric				NBHD Inf: 1.00000000													
Heat Type: 6 - Elec Base/B				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 457902													
Solar HW: NO	Central Vac: NO			Depreciation: 128670													
% Com Wal	% Sprinkled			Depreciated Total: 329231													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 076.0-0005-0015.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:												
26	WDK	4	4	12	14	FFL	BMT	12	4	OPP	8						
IMAGE AssessPro Patriot Properties, Inc																	